

**City of Greensboro Planning Department
Zoning Staff Report
December 12, 2005 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: E
Location: 1932 Fleming Road (East side of Fleming Road between Chance Road and David Christian Place)

Applicant: James Anderson, Manager (Portrait Homes)
Owner: Portrait Homes – McAlister Place, LLC

From: CD-RM-5
To: CD-LB

Conditions: 1) Uses: All Business, Professional & Personal Services, Restaurants and Retail Trade (except convenience stores and service stations with fuel pumps) as permitted in the Limited Business District.
2) Any use with drive thru service and/or fuel service shall not be permitted.
3) The existing house known as the Bond-McAlister House will be retained and preserved. Existing trees on the 1.994-acre lot will be retained.
4) Freestanding signage shall be limited to a monument sign with a maximum height of 6 feet and maximum size of 48 square feet.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Vacant Single Family House
Acreage	1.994
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Mature trees / grass <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	Bond-McAlister House
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Undeveloped (Approved for Apartments and Shopping Center)	CD-PDM
South	McAlister Place Townhomes	CD-RM-5
East	McAlister Place Townhomes	CD-RM-5
West	Single Family	RS-40

ZONING HISTORY		
Case #	Year	Request Summary
3179	2003	<p>The original zoning of CD-RM-5 was approved by the City Council on September 2, 2003 and the annexation was effective on November 30, 2003. The subject property is presently part of the 37.5 acre tract that is subject to the following conditions:</p> <ol style="list-style-type: none"> 1) Uses shall be limited to all single family detached and attached residential uses (including townhomes, duplexes, and “villa” type homes) permitted under the RM-5 zoning district. 2) The total number of dwelling units shall not exceed 177 units (4.7 units per acre) of which no more than 157 shall be single-family attached units and no less than 20 shall be single-family detached units. 3) All homes shall be offered for sale to the public. 4) No building shall exceed two stories in height as viewed from the front. 5) The proximity of Piedmont Triad International Airport shall be disclosed to all purchasers of homes within the development, in the developer’s recorded declaration of covenants and restrictions, and within any purchase contract between Developer and initial purchasers. 6) The existing residential structure, known as the Bond-McAlister House, and a surrounding area of approximately three (3.0) acres, will be retained and preserved. 7) Within the 100-year floodplain of Horse Pen Creek, no fill shall be placed except in association with required street, road or utility crossings. 8) The storm water management pond shall be designed to treat the first two inches of rainfall for water quality.

DIFFERENCES BETWEEN CD-RM-5 (EXISTING) AND CD-LB (PROPOSED) ZONING DISTRICTS
<p>CD-RM-5: Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses at a density of 5.0 units per acre or less. See Conditions for use limitations and other restrictions. The existing zoning limits uses to single family detached and attached residential uses and provides that the existing residential structure known as the Bond-McAlister House be retained and preserved.</p>
<p>LB: Primarily intended to accommodate moderate intensity shopping and services close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods. The district is typically located near the intersection of collectors or thoroughfares in areas which are otherwise developed with residences.</p>

TRANSPORTATION	
Street Classification	Fleming Road – Minor Thoroughfare, Lewiston Road – Major Thoroughfare, Isaacson Boulevard – Collector Street.
Site Access	Existing.
Traffic Counts	Fleming Road ADT = 11,000.
Trip Generation	N/A.
Sidewalks	N/A.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, site drains to Greensboro Watershed, WS III
Floodplains	N/A
Streams	Streams have not been identified at this time, if perennial appropriate buffer will be required.
Other	Site must meet watershed requirements if increase of built upon area is proposed. Maximum Built Upon Area allowed is 70% of the site acreage. All proposed BUA must drain and be treated by a state approved BMP device (pond or similar). Possibility of Wetlands.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'
<i>South</i>	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'
<i>East</i>	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'
<i>West</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 5D: Preserve and promote Greensboro's historic resources and heritage.

POLICY 6B.2: Promote rehabilitation of historic houses and buildings.

Neighborhood Serving:

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This property is approximately 60 feet from an area designated as Mixed Use Commercial on the Generalized Future Land Use Map (GFLUM) of Connections 2025.

The Comprehensive Plan anticipates that Low Residential may accommodate small supportive uses such as neighborhood-serving commercial areas that are not always depicted on the GFLUM.

This request carries forth the condition that the Bond-McAlister House be retained and preserved. As a result, this request meets Connections 2025 policies for historic preservation as mentioned above. Preservation of this building will also provide a good opportunity to provide a neighborhood-serving commercial use.

GDOT: The developer of this property will be required to dedicate the additional right of way necessary for the new intersection of Isaacson Boulevard and Fleming Road.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.